150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

BEAUTIFUL SEA VIEW
Spacious 3-bedroom modern home with living room, dining room and cabinet kitchen with eating bar. The main floor is hardwood throughout with through halls and 5-piece vanity bath. There is a 3-room in-law suite with hardwood floors and complete bathroom in the basement with outside access and fireplace. Rumpus room is also roughed in with fireplace.
Full price $25,950
For further information call R. L. Stiles, EV 5-7707 anytime.

4 BEDROOMS ON BEACH DRIVE
This family home located in one of the most desirable areas in South Oak Bay is approximately 20 years old and is in very good condition. There are two bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees. Full price $18,250
Vendor will accept $5,000 cash with balance on good first mortgage. For further information on this exclusive listing please call R. L. Stiles, EV 5-7707 anytime.

QUALITY APPRECIATION
If you really appreciate quality in materials, construction and craftsmanship then you should make an effort to see this year-old 3-bedroom, 1½-bathroom rancher built on a large lot with sweeping ocean view. Extras include large family room on the main floor, full basement, 2-car garage and large sun deck facing the water. Here is the space and grace usually found only in older homes, modelled to fit today's living needs.
Excellent terms at $23,500
Early possession
Call J. Mears, EV 5-7707 anytime

OAK BAY NORTH $2000 DOWN
Modern 2-bedroom bungalow with L-shaped living room. Cabinet kitchen with breakfast space. Utility room. Through hall plan. Automatic oil HA heating. Electric hot water. Close to schools and buses. Here is a rare opportunity to purchase in a good district with a low down payment. Full price $12,250
Call B. J. Leverton for further details at EV 5-7707 anytime.

4-BEDROOM RANCHER
Attractive home located with sea view on nearly 1 acre of natural land. Separate dining room. Entrance and through halls. 2 bathrooms, sun deck. High basement. Auto oil heat. 2-car garage. Good terms. $19,950
Full price
For further details call B. J. Leverton, EV 5-7707 anytime.

$ $ $ VALUE
Very attractive 4-bedroom stucco home in choice location. Through hall, large living room with fireplace, family-sized dining room, smart electric kitchen, two good bedrooms and 4-pce bathroom on the main floor, plus two more bedrooms and 2-pce bathroom upstairs. Full basement with finished rumpus room, oil heat, easy garden, separate garage. A really wonderful family home in immaculate condition.
Full price $14,700
Call Hal Wright, EV 5-7707 anytime

DO YOU LIKE TO PAINT?
If you do here is an excellent 1,400 sq ft 2-bedroom bungalow located just off Oak Bay Ave. Exceptionally large beautifully proportioned rooms throughout. Living room with massive granite fireplace. Separate dining room. Full basement with automatic oil furnace and drive-in garage. Quiet easily kept garden. $1,000 under the market with just painting to do. This is an exceptional buy on good terms at $11,500
Call D. G. Whyte, EV 5-7707 anytime

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

L & S
OPPORTUNITY
Immediate possession can be yours to this better than new stucco bungalow. Full dining room, large living room with fireplace, modern electric kitchen, 2 bedrooms, through hall, hardwood floors, full basement, oil heat, rumpus room. Drive-in garage. Nicely landscaped lot. Try your own down payment, it may be enough.
Full price $12,600
Mr. Amos, EV 3-4117; Res., EV 2-9787.

4 BEDROOMS
If you are a family man and need space this home is a must to see. Not a thing to spend before settling down to its comfort. Living room 17x27, large electric kitchen, 3 bedrooms on main floor. One bedroom up. Full high basement, oil heat and electric hot water. Drive-in garage and beautiful grounds. $2,500 cash down, balance like rent.
Full price $12,000
Mr. Amos, EV 3-4117; Res., EV 2-9787

LEACH & SPARKS
1119 Blanshard St.

C.N. Montague
CO. LTD.
1028 Blanshard at Fort EV 4-9318

OPPORTUNITY KNOCKS
Will you trade 4-rm, no bsmt bung in Jubilee, Willow or Oaklands district for older 3-bedroom 1-floor bsmt home? Excellent location North Oak Bay. Price range approx $7,000.
Call B. E. Porritt, EV 4-9318, EV 4-6152.

BREATHING SPACE HERE
1.6 acres with 5-yr stucco 5-plus home on Pat Bay Hiway. Landscaped, immaculate inside and out. Economical home. Wonderful view. Low taxes. Asking price, low down payment $11,850
Call P. Gleave, EV 4-9318, EV 3-4651.

GORGE
$1,500 Down
4-bedroom stucco home, full basement, furnace, $9,000. F. Woods, EV 3-2576. Douglas Hawkes Real Estate, EV 4-7128.

4063 GRANGE
4 rooms down, 4 up, exterior needs sprucing up. $8,500. Two extra lots, $1,000 each. Cash. Owner, Eva Chambers.

150 HOUSES FOR SALE

WESTERN
HOMES LTD.
611 YATES STREET

OFFERS WANTED
Drive by 3250 Linwood (DO NOT DISTURB TENANTS). Large 3-bedroom family-size bungalow. Full basement. Low down payment considered on full price of $8700
Mr. Evans, EV 2-2157, EV 5-5533

GORGE
LIVE NEAR YOUR JOB
3-bedroom, white stucco bungalow. Drive-in garage, full basement. Separate living and dining room, medium size. Large cabinet kitchen. Lawns, shrubs in front, garden area at back, good family home. Quiet boulevarded street near B.C.F.P. on Carrol. See it, make an offer. Full price $11,900
W. L. Korpan, EV 2-2157, Res. EV 3-2302.

CARNARVON
Very attractive, 2-bedroom stucco bungalow, 2 years old, 18 ft. living room, family-size cab kitchen, utility room, economical oil hot water heating unit with baseboard radiators. Sep. garage. Entire property in lovely condition. See this one, real good terms at $11,500
S. Evans, EV 2-2157, EV 5-5533.

BUILD NHA To Suit Your POCKET BOOK
Let us build you a lovely new home in the beautiful high Lake Hill district. We now have available 7 treed lots on sewer, close to city centre and transportation, in a parklike setting. Plans available for your inspection. Please call Howard Blake for any additional information. EV 2-2157, res, EV 2-6719.

MOVE IN TODAY
Brand new 3-bedroom home with full basement, large living room, electric cabinet kitchen, dining room, 4-pce. PB bath, on sewer. Close to schools and transportation. Full price $13,000
with easy terms.
Please call Howard Blake, EV 2-2157; res, EV 2-6719.

NEAR R.C. SCHOOL 3 BEDROOMS
Stucco bungalow, situated on 3 lots with loads of fruit trees. Glassed-in porch, thru hall to large living room with hardwood floor, 2 twin-size and one medium bedroom, cabinet kitchen, wired for range. Full basement, HA furnace, auto elec HW heater. Separate garage. $2,550 down, $65 per month, on balance.
Price $8800
Phone N. Thornber, EV 2-2157, eves. GR 9-1853

ESQUIMALT Home and Suite
You and the folks can move right in to this spotless 2-bedroom bungalow. Rec. hall to large living room with open fireplace. Dining room and cab kitchen. Pembroke bath. Full high cement basement with large bed-sitting room, kitchenette, bathroom and separate entrance. Drive-in garage. Oil-O-Matic heat and elec HW heater. Landscaped lot with fruit trees. Good down payment required.
Price $12,900
Phone S. Evans or N. Thornber at EV 2-2157, eves. EV 5-5533, GR 9-1853.

QUALITY HOME· PANORAMIC VIEW
This tri-level rancher is the ultimate in design and construction, 2 years old. The upper level has 6 large rooms with a view from every window, also large sundeck complete with awning. Lower level comprises ige finished rumpus (IDEAL ACCOMMODATION FOR HOUSEKEEPER), 2-piece bath, large finished playroom with full view windows. The lot is large, 120x220. Taxes $232. SEE THIS HOME WITH ITS MANY OUTSTANDING FEATURES. IT IS TRULY REAL VALUE. MORTGAGE OF $11,500 AT 5½% IS AVAILABLE. FULL PRICE $23,500
For appointment please call Roy McGillivray, EV 2-2157 or GR 9-1894.

HENDERSON ROAD OAK BAY RANCHER
This delightful home in an exclusive location combines gracious living with economical buying. It has 6 beautiful rooms plus finished rumpus room. All rooms are spacious and well planned with oak floors throughout. High grade tiled kitchen with layout for all appliances plus nook. The basement contains one of the best oil heating units. The whole floor is completely tiled. Mahogany panelled rumpus room with fireplace. Grounds are landscaped with many shrubs. Cement patio in rear. This home is practically new and has all the charm, convenience and simple dignity of the familiar ranch type in a restful setting on an exclusive street only one block from the new Uplands Elementary School.
Full price $21,750
With $7,500 down, balance easy. For further information phone George Clark, EV 2-2157, Res. EV 2-3453.

7941 PAT BAY HIGHWAY
Drive by and see for yourself how very lovely it really is to live in the country in a fully modern 5-room bungalow with all the city conveniences, plus 1.6 acres of land suitable for poultry farm or small truck garden. M.L.R. No. 7019.
Full price $11,850
George Clark, EV 2-2157, EV 2-3453.

1406 WENDE ROAD
ON ONE OF SAANICH'S LOVELIEST STREETS
1½-storey stucco dwelling. Full concrete basement has 4 rooms down with oak and fir floors, Pembroke bathroom. 3 bedrooms plus 3-room basement suite with separate plumbing; oil-fired hot-air heating; wired for electric range; insulated walls and ceilings. Asphalt driveway to separate garage. Nice garden and lovely view. Telephone us soon for appointment to view interior.
ASKING PRICE $14,000
Owner will take reasonable down payment and balance under agreement for sale.
Exclusive Agents

The Canada Permanent Trust Company
714 Fort Street EV 4-9375

IF YOU WANT Style and Location WE'VE GOT IT
Modern in design, very liveable—this 2-bedroom, spacious home with auto heat, separate garage, electric range, Bendix washer, TV antenna, all in excellent condition, close to Gorge Park. SLASHED TO $8750
$2,000 HANDLES, BALANCE $70 MONTHLY.
TED CHARTRES, EV 5-6741 or EV 5-3308; Northwestern Securities of Victoria Ltd.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076.

FAIRFIELD
5-room bungalow, rumpus room, garage, Oil-O-Matic heat. Nice corner owner, $13,000 net. EV 3-0327.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Attractive DOWN PAYMENT LOCATION
Mountain view from this lovely three-bedroom home sets off the interior of cedar panelling and a raised hearth fireplace. Large rooms throughout with large utility and storage room. Fully landscaped lot and separate garage. Down payment $1,800.
Full Price $9650
Call Ken Jensen EV 5-8704 or Eves. GR 4-1973.

De Luxe Sea View Home With In-Law Suite
2-yr-old, 3-bedrm plus den. Large living room with attractive fireplace, dining room, electric cabinet kitchen with bar, lovely 4-pce vanity bathroom. Hardwood floors. Basement has full 4-room suite. Most attractive. Living room with fireplace, picture window, sea view, smart kitchen with dining area. Nice sized bedroom, beautiful 3-pce bathroom, separate entrance and patio. Full high basement with rumpus room, fireplace and utility, double carport, lawns and garden fenced. This home has to be seen to be appreciated—allow us to show you. N.H.A. financed 5½%. Terms.
Full Price $27,000
Exclusive with D. Dowsley, Phone EV 5-2593; C. Sinden EV 3-0395; Office EV 5-8704.

READ THIS! BUILD NHA! WHY?
1. LOW, LOW DOWN PAYMENTS. In many cases your lot is all you need!
2. GUARANTEED TOP QUALITY WORKMANSHIP.
3. 3-MONTH OCCUPANCY.
4. Do part of the work yourself.
5. 1-YEAR UNCONDITIONAL GUARANTEE.
6. FULL ARRANGEMENTS OF YOUR N.H.A. LOAN MADE BY US.
7. Contract prices? The most economical in town for QUALITY work.
8. Numerous plans available.

SO
Before you build, COMPARE. Let us show you some of the fine homes we have built and talk to our many satisfied home owners!

Information and Estimates Are Absolutely Free!
Please call Len Wardle GR 7-3348 or Lew Mollliet GR 9-2620, Office EV 5-8704.

FAMILY HOME· 4-BEDRM AND DEN Low Down Payment
This home is in spotless condition. Redecorated inside and out. Wired for range. Duroid roof and pkg. Oil-O-Matic heat. Located in a very good area on a quiet street across from a park and close to all conveniences. Comprises large entrance hall to very attractive living room with fireplace, adjoining dining room, family-size kitchen and den on main floor. Open stairway to 4 good-size bedrms and 3-pce bathroom. Full basement with extra plumbing. Separate garage and very well-kept garden area. All this for the full price of $9750
To view call J. Moore, EV 2-3646 or D. Munro, GR 7-1705; office, EV 5-8704.

GORGE AREA 3 BEDRMS FULL PRICE $11,850
Exceptionally attractive 5-yr ranch home with attached carport, located on a quiet street among nice homes and close to all conveniences. Thru-hall plan to "L"-shaped living room with fireplace. French door from dinette to patio with Roman tile planters, large electric kitchen with dining space, spacious utility room, three nice-size bedrooms with good closet area. Automatic heat, very well landscaped with many shrubs and secluded back yard. Indeed a terrific buy with excellent terms. To view call D. Munro, GR 7-1705, or office, EV 5-8704.

$1500 Down Up and Down Duplex
Trouble-free rentals in ideal location. Completely self-contained, with separate entrances. Heated individually by oil. Spacious one-bedroom and two-bedroom suites. Full price only $8950
Exclusive with J. Moore, EV 2-3646 or office EV 5-8704.

In City—Like New
Completely renewed from stem to stern. This 3 or 4-bedroom home has had a complete A-1 face lifting and needs no attention for some time. Large LR, oak floors, Swedish fireplace, DR, den, de luxe kitchen and dining area, thru hall to 3 master bedrms and bath—lots of storage and closet space. FC bsmt and heating. Large lot fenced, garden and fruit trees. You'll love it—it's immaculate and price only $13,950
With terms.
Call J. Mann for further details, EV 5-3857, or office EV 5-8704.

High Mount Tolmie University-Lansdowne School Area
1,450 sq. ft. home. Brand new. 4 bedrms. De luxe home with all necessary conveniences and well planned. Full concrete basement, large completed rumpus room with fireplace. Separate furnace and utility rooms. Two-car dr-in garage. Immediate possession.
Asking price only $19,500
Reasonable down payment and terms. Call J. Mann to view, EV 5-3857 or office EV 5-8704.

Opportunity Best Money-Maker You Will Find
4-Dryer Beauty Parlor located in good clientele area—Good gross business. Interested parties please call at once.
Only $3750
Price is a giveaway. Call J. Mann, EV 5-3857 or office EV 5-8704

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

PORTAGE - ADMIRALS
Terrific value is offered in this lovely home. Consisting of approx. 1,450 sq. ft. situated on 2 lots to give you spacious living. Kit. dining and living rooms overlook a tastefully landscaped front lawn, to give a very nice water view. Large bedrooms have ample closet space. Lge bathroom has 4-pce Pembroke bath with vanity and dressing table. Full basement has rumpus room and a self-contained suite, also workshop area. You can also exit from the basement to a lovely large backyard which has room for garden and fruit trees. Breezeway attaches a 2-car garage to add width to this home.
Priced at only $17,100
Terms available, reasonable down payment. Call Ken Jensen, GR 4-1973 or office EV 5-8704.

HAGAR'S
LOOK COSY MODERN
Retired couples, call me to view this comfortable, clean, tidy, 6-year-old 4-room stucco bungalow comprising LR with FP, 2 bedrooms, cab elec kit with dining space. Oil heat. Lge garage. Nice lot with lawn. Fruit trees. 4 miles out. Bus at door. Clear title.
ONLY $8300
J. M. Taylor, EV 4-0531, eves. EV 4-9902

NO STEPS BUS AT DOOR
Nice and slightly different from the usual plan, this easy-to-maintain 2½-year-old no-basement stucco-and-siding 4-room bungalow has just come on the market. LR with FP, hardwood floor; 2 bedrms; convenient cab kit. Large attached garage. Medium-size lot in lawn. Fenced. Terms.
PRICE $8990
J. M. Taylor, EV 4-0531, eves. EV 4-9902

SEA VIEW CADBORO BAY EXTRA LOT $3000 DOWN
Call me to view this 8-room two-storey, stucco, older-type home. High location. Double plumbing. Sea view and extra lot. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE $12,900
Exclusive
J. M. Taylor, EV 4-0531, eves. EV 4-9902

SEA VIEWS NO STEPS
Architect-designed semi-Tudor containing charming 21-ft. living room with views out to San Juan Island. Good dining room, den, elec kitchen, 2 twin-size bedrooms. Oil hot-water heat. Very large utility room. Beautifully landscaped.
Clear title $15,500
2 extra adjoining lots can be purchased.
A. MacPherson, EV 4-0531

HIGH QUADRA
In the Lake Hill area this charming home has seclusion, with lovely rock gardens. Spacious entrance and thru hall; and large LR; family DR, modern elec kitchen with utility room and dining space; two large bedrms and a bright extra room with fireplace in the basement. This is really a home with character. FULL
PRICE $16,800
A. MacPherson, EV 4-0531
Hagar & Swayne Ltd., 614 Yates St.

HAYNES
EXCLUSIVE LISTINGS
963 CLOVERDALE AVE. Four-roomed bungalow with full basement, large lot, all new services, new roof and decoration. Price $6500
290 HOMER ST. Modern stucco bungalow, four rooms, utility room, carport. Price $8600
376 BLENKINSOP. Modern, spacious ranch type bunxalow. Two bedrooms, den, dining room, living room, kitchen, basement, breezway with attached garage. Venetian blinds, modern automatic washer and range installed. Half acre lot. Asking Price $16,500
Please ask for W. Jones EV 3-8303 Evenings; Arthur E. Haynes Ltd., 739 Fort St., EV 3-3823.

OFF OAK BAY AVE.
3 bedrms, full bsmt, drain garage, Oil-O-Matic. Solid comfort. Terms can be arranged to suit you. Price $9975
Please call E. Barlowen, EV 4-0623 or EV 4-7128, Douglas Hawkes & Co.

4-ROOM BUNGALOW—APPROX. 1 MILE TO H.B.C. STORE—FULL BASEMENT, AUTO-OIL PKG heating, double lot good garden soil, numerous fruit trees, etc. A quick and span older-type home for a small family or retired. The full price is only $6,900. Convenient terms available or owner will trade for larger home. Exclusive with A. E. Beeber. Phone EV 4-9305 res. EV 5-2875. Financial Survey Ltd.

$75 MONTH
BUYS
4 BEDROOMS
WIRED FOR RANGE
IN GOOD DISTRICT
CLOSE TO CONVENIENCES
A GOOD FAMILY HOME
ONLY $1000 DOWN
Phone B. Cartwright at 5-6741 NOW
Northwestern Securities of Victoria Ltd.

ARE YOU LOOKING
For a 1,200 sq. ft. two-bedroom N.H.A. home, with a separate one-bedroom suite below, for other members of your family? If so this immaculate property is a must see. Full asking price $17,495
with good terms
E. Corbett or H. Johnston, EV 5-8701 anytime.

MOREY & JOHNSTONE
Real Estate, 3244 Douglas St.

$1500 DOWN 3 BEDROOMS
Wall-to-wall carpets. Radiator heat. Wholesome neighborhood in Gordon Head. Large lot. Please phone H. Bitterman, EV 5-6741, Northwestern Securities.

CALIFORNIA RANCH - STYLE bungalow. 3 bedrooms (1 small), living room with wall-to-wall carpeting and fireplace, built-in electric clock. Utility room, drive-in garage, electric cabinet kitchen; Seigler oil heater with blower. Off Saanich Rd. Full price $10,900, with terms. Phone EV 4-2121.

150 HOUSES FOR SALE

TAYLOR SPITTAL
821 FORT STREET EV 4-9108
YOUR PROTECTION IS OUR PROFESSION

NHA $500 DOWN 2 or 3 Bedrms
Yes, we can actually build a new home for you with as low as $500 down if you enter into our "owner-participation plan."
You'll be pleasantly surprised to find that you can earn hundreds of dollars towards a new home.
Several locations to choose from.
Please call Roy Green or S. Stephens, EV 4-9755 anytime.

$1500 DOWN BRAND NEW 3 BEDROOMS OR 2 BEDROOMS
We have several homes that you can move into immediately with low down payments. What can be nicer than a brand new home? It can be yours.
Please call Roy Green or S. Stephens, EV 4-9755 anytime.

DUPLEX
Roomy duplex in good rental area. Contains 2 large self-contained suites with separate entrances. Possible revenue of $146 per month. Payments of only $75 per month after low down payment. Priced at only $9700
Call Bert Ralph, EV 3-8944 or EV 4-9308.

CITY $500 DOWN
This older-type family home close in for $500 down and payments only $60 per mo. Consists of 3 bedrooms, dining room, living room and large kitchen.
Full price $4800
To view call Bert Ralph, EV 3-8944 or EV 4-9308.

McCANDLESS REALTY
830 Fort St. Phone EV 3-6111

SPECIAL, $1200 DOWN
FURNISHED COTTAGE
4 spotless rooms, living room, fireplace, light floors, 2 bedrooms, small, bright kitchen with nook, cab pantry, 3-pc bathroom, new oil range and tank. Re-wired. Duroid roof, nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished, including fridge, washing machine, TV.
REAL VALUE AT $6300
FOR GRACIOUS LIVING
A Dream Home
Superior 9-year-old 4½-room bung. with large living room, 2 bedrooms, elec kitchen and dinette, lovely extra room in basement, O-O-M heating unit. This is a beauty, well decorated and spotless. SO MANY EXTRAS. TOO
$6,700 down. Price $11,500
Mrs. M. Ramsdale
EV 3-6111 or EV 4-5858

CAPITAL CITY REALTY
630 Cormorant St. EV 4-1922

ESQUIMALT $1500 DOWN
Lovely 1-year-old 2-bedrm stucco bungalow on beautifully landscaped grounds and lawns with view of mountains. Esso oil heating, large aluminum windows, dining space, carport. Very attractive, modern, ample cupboards and closets. Mahogany trim. Workshop adjoining. Generous terms. Price reduced for $10,250
quick sale
Dirk Okker, EV 2-0224 evenings

OAK BAY 4 BEDROOMS
Mr. family man, here is something specially for you. Four bedrooms, lge family DR, just-right LR, elec cab kit, full basement, oil heating, dr-in garage. Modern, plumbed for automatic washer. Close to bus and school.
Convenient terms $12,500
Percy Amas, EV 3-7628 evenings

SUBURBAN BEAUTY LOW DOWN PAYMENT
Modern, attractive 4-rm siding bungalow, oil heat, lge LR, 2 nice bedrms, cab kit, handy, bright utility, large lot, separate garage. Owner moved to mainland. Good value and favorable $6950
terms. Full price
Ken Walters, EV 5-7820 evenings

CITY LIMITS ATTRACTIVE HOME ATTRACTIVE VALUE
$3,000 DOWN
Distinctive home. Quiet location, walking distance to everything. A lovely home in immaculate condition, beautiful fireplace flanked by windows. Modern cabinet electric kitchen with dining area. Two nice good-size bedrooms, corner windows. 1,100 square ft of quality home. PLUS a large finished bedroom in the basement plus auto oil heat, separate garage. This home has location, convenience and utility. Ring K. J. Williams now at EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria.

A. BERNARD & CO. LTD.
630 Fort Street EV 4-9335

GORDON HEAD OVER TWO ACRES
A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit, dining room, three bedrooms and bathroom. There is a barn. You may keep a horse.
Price $11,500
Please call Mr. Francis EV 4-9335, evenings GR 9-4810.

LAKEFRONT
A nice piece of lakefront property with an older three-bedroom home (half basement), large LR with fireplace.
Price $8500
Please call Mr. Francis EV 4-9335, Res., GR 9-4810.

OAK BAY SOUTH
Fine 3-bedroom home, full basement. Nice neighborhood of course. $3,000 down will handle, approx. $105 per month. Please phone H. Bitterman, EV 5-6741, Northwestern Securities.

BY OWNER—OAK BAY
3-Bedroom N.H.A. bungalow, 2½ years old, 1,230 sq. ft. Full basement, G.E. oil heat, 5¼% mortgage. Excellent layout condition. Located on quiet crescent in Willows near Carnarvon Park. P.I.T. $83 month. EV 5-3216

PEMBERTON WOODS DISTRICT $16,500, $3,500 down, N.H.A. financed, 4 months old. 1900 Richardson, corner lot, 3-bedroom bungalow 1,230 sq. ft. Full basement, oil heat, drive-in garage; large mahogany cabinet kitchen, corner fireplace; 4-piece bathroom and vanity. Occupancy latter part of March. EV 5-8927 for appointment

$7,950. VERY LOW DOWN PAYMENT. 2-bedrm home, basement, furnace, separate garage, oil stove in kitchen, venetian blinds. Low taxes. No agents. GR 9-3931.

150 HOUSES FOR SALE

VICTORIA REALTY LTD.
1115 DOUGLAS STREET

$7500
Sound 4-room bungalow on a quiet street, suit older couple; part basement, coal and wood furnace; easily-kept lawns, minimum of work here. Close to bus. Drive-in garage.
Call J. A. Dunick, EV 2-9145 or (eves.) GR 9-3395

CITY OAK BAY AVE.
VACANT. A 2-bedroom home, full basement, oil heat; dandy, well-built bungalow. Terms.
Must sell. Asking $11,500
Call J. A. Dunick, EV 2-9145 or (eves.) GR 9-3395

SUPERIOR NHA
This home is full of extras such as open stairwell, vanity and colored fixtures in bathrm, fireplace and roughed-in plumbing in daylight basement which could be a suite; extra large living rm, dining rm; 3 bedrooms. On 12-min bus service. This city home must be seen to be appreciated. High location with delightful view. Here is real value at only $2,000 down. Please call R. O. Nev, EV 2-9145 or (eves.) EV 4-5406.

NOW!
Once again we are privileged to offer an immaculate 2-bedroom bungalow for your approval. Features an entrance hall, lovely large living room 18x16; separate dining room; master bedroom has 2 separate clothes closets. 4-piece dainty bathroom with vinyl tile. Spotless cabinet kitchen and all this is clean, clean and clean! General Electric furnace in full basement. Drive-in garage. Rumpus room, 500 sq ft approx., finished in knotty pine with bar. Fruit trees, lawns, awnings on house. Below replacement cost without a doubt. On sewer, close to schools, shops and transportation.
Total price $12,600
Or near offer with terms. Call J. A. Dunick, EV 2-9145 or (eves) GR 9-3395.

JOHN GREENWOOD
1241 Broad Street

DONCASTER
A comfortable four-room bungalow with basement and furnace. This home has had much care and money expended on it. Ideal for a retired couple.
$1,500 down $6750
Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734

TIRED OF LOOKING
for your Dream Home? Why not take a look at one of these.

MOUNT TOLMIE
A choice of 2, 3-bedroom homes, hardwood floors throughout. Full high basement, drive-in garage. O-O-M pkge unit heat. Lot 63x100. Both new, $1,850 down.
Full price $11,950

LAKE HILL
Brand new 2-bedroom stucco bungalow on large lot, oak floors throughout, full high basement, O-O-M pkge unit heat, attached carport, 1 week's possession. $2,500 down
Full price $9950
Ask for Jim Ridings EV 3-7041; eves. EV 3-9533.

JOHNSTON'S
ESTABLISHED 1908
1306 BROAD ST. EV 5-2471

$1000 DOWN
Side-by-side duplex, self-contained, only $8000

GOOD TERMS
8-year-old stucco bungalow, high location, city $10,500
Call Jack Robertson EV 3-5517

$1500 DOWN
6-year-old stucco bungalow, good location, balance as rent $9800
Mr. Clarke or Mr. McDonald GR 7-6510 GR 7-3318

$2500 DOWN SEA VIEW
It's hard to believe YOU can buy this beautiful RANCHER bungalow just 4 doors from the sea for ONLY $2,500 DOWN. YOU will enjoy the cosy atmosphere of the fireside living room and the outdoor living possibilities of the half acre grounds. Only 7 YEARS old. Take pride in owning this ONCE-IN-A-LIFETIME opportunity.
H. SMITH or B. HODGSON GR 7-1951 EV 5-6741
Northwestern Securities of Victoria Ltd.

HOMES THAT SPARKLE - SPARKLE BRAND NEW $6500
Low down payment on these brand new homes. All with full insulation, on concrete foundations. Smart kitchens, large LR, two bedrooms, tile floors, carports. Just THINK, you can buy a brand new home in the ever-popular Langford area for this small sum of $6,500. SEE THESE NOW. They won't last long. Close to school, bus and shops. Call K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

ESQUIMALT SEA VIEW
Charming 8-year-old white stucco bungalow in a beautiful setting. 2 bedrooms, dressing rooms, 4-pc Pembroke bath, 16x21 living room with tile fireplace; 10x12 dining room, Philippine mahogany cupboards, French doors leading out to patio; large electric kit and nook; utility room with extra plumbing. This property is one acre. Frontage can be sold for duplex. Phone now while it lasts. DORIS ADAMS, EV 5-6741 or GR 8-3294. Full price $17,950. Northwestern Securities of Victoria Ltd.

LOW DOWN PAYMENT
If you are looking for a family-sized home with low down payment, this is your opportunity. Located on quiet street in Jubilee district.
Full price $6900
For further information call Mr. Corbett EV 5-8701.

MOREY & JOHNSTONE
Real Estate, 3244 Douglas St.

HOMES FROM $12,500 - $22,500
3 to 5 bedrms, rumpus room with FP, bar, dbl plumb. OPEN FOR INSPECTION 12-5 P.M. SUNDAYS. 3403 HENDERSON. Contact Rosenthal Construction. EV 4-3463.

NEAR JUBILEE
3 bedrooms, one floor. See this older-type home completely redecorated and painted in wonderful location. High full basement, drive-in garage. This you must see for only $2,000 down. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

IN SIDNEY
LOVELY MODERN 4-ROOM BUNGALOW RIGHT IN TOWN. OIL HEAT. HARDWOOD FLOORS. FIREPLACE. DOUBLE LOT. 2 BEDROOMS. UTILITY ROOM. $9,100. MUST BE SOLD. RAMSEY REALTY. GR 5-2622.

BUNGALOW FOR SALE. CLOSE to town and school. Burnside area. 5 rooms and one room in basement, hot air furnace. $6,500 full price, $2,000 down, balance $50 per month. No agents. GR 7-3117.

FIVE-ROOM BUNGALOW, FULL basement, copper plumbing, oil heat, tile floors, fruit trees. Close to stores and schools, near bus stop, Esquimalt-Craigflower area. Low taxes. $3,500 dn. PP $6,500. Victoria Press, Box 1921.

OAK BAY SOUTH
ARTISTIC—$10,800
4-rm bungalow. Charming living room with fireplace, 2 good bedrooms up, elec kitchen. EV 3-1895.

150 HOUSES FOR SALE

CITY BROKERAGE
1018 Blanshard EV 4-5022

MOUNT VIEW Spotless!!
Don't miss seeing this charming and absolutely immaculate 5-room modern bung plus labor-saving utility room (wired for dryer), off large electric kitchen. Full basement, furnace, drive-in garage, plus new concrete parking space for 2 extra cars. Small well-cared-for garden. Close to bus, stores and schools. An excellent buy at $10,990
ONLY
Mrs. Fulton, EV 4-5022, EV 3-1953 weekends

1400 Sq. Ft. 3 Bedrooms $2650 DOWN
Spacious bung, just a few years old, comprising very large liv rm having large Roman brick fireplace with raised hearth, dining room, large kitchen, 3 good bedrooms, bath with colored fixtures. Full basement with automatic furnace, drive-in garage. Nice garden with lawns and expensive shrubs. Very close to bus, stores, schools. A beautiful home at a bargain price! $13,500
Asking only
Mrs. Fulton EV 4-5022, EV 3-1953 weekends.

RETIRING? OAK BAY Border
Five-room stucco bung, just a few years old, plus utility off the charming electric kitchen. This is in better-than-new condition with copper elec hot-water tank, full high basement, Oil-O-Matic furnace, garage. Just close to a bus stop and ideal for retirement in Oak Bay area. Owner is leaving and will sacrifice at the low price $11,950
of only
Mrs. Fulton, EV 4-5022, EV 3-1953 weekends.

Saanich Realty
LTD.
3943 Quadra at Reynolds

LOOK!
Cosy little 2-bdrm cottage, close to North Quadra $4500
3-bdrm plus rec room, DR, LR, kitchen, close to Catholic Church $14,500
2-bedroom country home (peninsula), 1.6 acres $11,750
Please call GR 9-1195, Mrs. H. Horth, GR 5-2119

YOUR OWN PRIVATE BEACH
This lovely home on ¾ acre of wonderful waterfront property. Only minutes from the centre of the city. Beautiful trees and shrubs. See it—you'll love it!
Asking $21,000
Open to offers—Will trade.
Please call GR 9-1195, H. Payne, GR 5-2604.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$1000 DOWN
Side-by-side duplex, self-contained, only $8000

GOOD TERMS
8-year-old stucco bungalow, high location, city $10,500
Call Jack Robertson EV 3-5517

$1500 DOWN
6-year-old stucco bungalow, good location, balance as rent $9800
Mr. Clarke or Mr. McDonald GR 7-6510 GR 7-3318

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WILLOWS DISTRICT. 4-BEDROOM stucco home with attractive living room with fireplace, family-size dining room, electric cabinet kitchen, 4-pce tiled bathroom and full cement bsmnt with garage and workroom. Automatic oil hot water heat, and electric hot water. Ideal location close to Willows School and beach. Taxes only $146. Asking price $14,500. All reasonable offers, price and terms considered. B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves. J. H. Whittome & Co. Ltd.

"IMMEDIATE POSSESSION"
$1,000 DOWN (OR LESS) may buy 5-room stucco bungalow. Full basement. Full price $7,950. Drive by 3211 Irma.
D. E. Wilkinson, EV 4-8124. Res. GR 5-2610 eves.
PEMBERTON, HOLMES LTD.
1002 Government Street

$1,500 DOWN TREED AND sewered lot, nice area, fairly close in. Will build three-bedrm, full basement, Oil-O-Matic bungalow. About $1,500 down, $90 monthly, taxes included. Full price $13,700. Mr. Drew EV 2-4255, res., EV 3-4980. J. H. Whittome & Co. Ltd.

FOR SALE FOR CASH ATTRACTIVE two-bedroom home in Oak Bay. Large living room, dining room, modern kitchen all in perfect condition. Oil-O-Matic heat. Full cement basement with large rumpus room, extra bedroom and drive-in garage. Fully landscaped lot with 10 bearing fruit trees. Phone EV 4-7296. Positively no agents.

$5,000 DOWN
Oak Bay, new, vacant, Uplands area, 3 bdrms, playroom, rumpus room with bar and fireplace, 1½ bathrooms, 1,700 sq ft. A very special buy for $23,150. Excellent financing to responsible party. L. H. Rands, EV 3-4117 res EV 2-8980. Leach & Sparks.

FLORIDA GOLD COAST. 3-BEDROOMS, 3 years old, completely furnished, $15,000. Only $67 per month pays taxes, principal and